

Mariposa of Mission Pacific Property Owners Association

MINUTES OF THE BOARD OF DIRECTORS MEETING

June 13, 2012

MEETING NOTICE: Upon notice given and received, a Board of Directors meeting for the Mariposa of Mission Pacific Property Owners Association was held on May 9, 2012 at the community pool area, on-site.

CALL TO ORDER: The meeting was called to order at 6:30 PM by Gary Ebreck.

ATTENDANCE: Directors present: Gary Ebreck, President
James Lanflisi, Vice-President
Stephanie Dale, Secretary
Barbara Wilmot, Treasurer

Directors Absent: David Telnes, Member at Large

Others Present: Jenni Garceau of Menas Realty Company

HOMEOWNER FORUM:

Several Homeowners were in attendance to address the Board with questions and concerns regarding the community.

Several Homeowners voiced their opinions on receiving letters about their garage doors not being in compliance with the pre-approved style of door. Another stated that he has a handicapped sticker and therefore can park in the fire lanes. One Homeowner gave a story about a bird that somehow got into her stove pipe and Menas Manager got someone out to take care of problem and bird was rescued.

MINUTES:

The Board reviewed the Minutes of the May 9, 2012 Board Meeting. Upon a motion made by Barbara Wilmot, seconded by Gary Ebreck and unanimously carried, the Board approved the May 9, 2012 Meeting Minutes as submitted.

FINANCIAL REPORT:

Financial Report: The Board of Directors reviewed the May 2012 Financial Reports.

Upon a motion duly made by Barbara Wilmot, seconded by Gary Ebreck and unanimously carried, the Board accepted the April 2012 Financial Reports, subject to CPA year end review and in compliance with Section 1365.5(a) 1 through 5 of California Civil Code.

Delinquencies: The Board reviewed the report from Menas Realty indicating the delinquent accounts of the Association.

Upon a motion made by James Lanflisi, seconded by Barbara Wilmot and unanimously carried, the Board approved the payment plan request for account # 6290, for \$125 per month plus current dues until paid; and approved the extension of time request on a settlement agreement for account # 6295 until June 26, 2012.

MANAGEMENT REPORTS:

Action List: The Board reviewed the action list from the May 9, 2012 Board Meeting. No action was required of the Board.

Property Inspection: The Board reviewed the March property inspection reports from Menas Realty and Green Valley Landscape. No action was required of the Board.

Landscape Committee Recommendations: The Board reviewed the punch list from Green Valley Landscape from the May 2012 walk through and the proposal to install plant material.

Upon a motion duly made by Stephanie Dale, seconded by Barbara Wilmot and unanimously carried, the Board approved the proposal #590-2012-07 in the amount of \$5,450.00 for brush management and #590-2012-08 in the amount of \$568.00 for plant material.

Violation Spreadsheet: The Board reviewed the Violation Spreadsheet and discussed the Homeowners that should be sent letters as the next step in enforcement.

Work Orders: The Board reviewed the Work Order Report from Menas' Maintenance Department. There are no open work order requests.

Architectural Log: The Board reviewed the Architectural Logs from 2011 and 2012. No action was necessary.

**UNFINISHED
BUSINESS:**

Garage Doors: The Board discussed the garage doors in the community that do not meet the standards set by the Association in the Architectural Guidelines, and what measures to take to bring them into compliance.

Upon a motion duly made by James Lanflisi, seconded by Gary Ebreck and unanimously carried, the Board approved sending letters to the Homeowners that are not in compliance, stating that the Board will add the wording "or similar" to the architectural application and the website. The Owners that were sent letters and responded will not be asked to change out their garage doors or windows.

Excess Funds Discussion: The Board discussed the excess funds from 2011 and the dues that were collected from the \$20 per unit increase in July 2011. The amount for pick-up actually came to \$13 per unit per month and the Board discussed where to place the excess \$7 per unit.

Upon a motion made by James Lanflisi, seconded by Gary Ebreck and unanimously carried, the Board approved to increase the reserve transfer each month by \$1,470 (210 x \$7), and to transfer \$8,820 (\$1,470 x 6 months) to reserves as a bulk transfer.

NEW BUSINESS:

Architectural Submittals: The Board reviewed an architectural application from Owner of 3582 Mission Mesa Way for installation of tile on the patio.

Upon a motion made by Gary Ebreck, seconded by Barbara Wilmot and unanimously carried, the Board approved the application.

Newsletter Discussion: The Board discussed the July newsletter and decided not to publish one for July.

NEXT MEETING: The next Board of Directors meeting is scheduled for July 11, 2012 at 6:30 PM at the community pool area, on-site.

ADJOURNMENT: With no further business to come before the Board at this time, the meeting was adjourned at 7:50 PM.

Respectfully submitted,

Board Member Signature

Date